

Meeting to Discuss Alternatives to Demolition

445 College Ave. | July 3, 2014

Attendees

Stephen Sparn, Applicant/Architect

George Stark, Owner

Stephanie Stark, Owner

Alex Stark, Owner

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Mark Gerwing, Landmarks Board

Kate Remley, Landmarks Board

Abby Daniels, Historic Boulder, Inc.

Hugh Moore, Historic Boulder, Inc.

1. Purpose of Meeting

- To further discuss alternatives to the demolition of the building at 445 College Ave.
- Stay-of-demolition placed on the application at the June 4, 2014 Landmarks Board meeting and expires Oct. 25, 2014 if no action is taken by the Landmarks Board.
- The applicant and owners met with staff on June 19, 2014 to discuss alternatives to demolition.

2. Alternatives

- **Adding to the building (s)**
- **Landmark Designation**

3. Zoning Considerations

- Three buildable, separate lots (38,000 sq ft)
- The Starks intend to building a single-family dwelling
- None of the options fall until the steep slope exemption; none of the options violate bulk plane.
- The children of the house's only residents are not interested in preserving the house but were concerned with maintaining the character of the property (selling to sympathetic owners rather than a buyer who was interested in maxing out the lots)
- Neighbors to the west concerned about McMansion, but not about demolition of the existing house.
- Mark raised the question about combining the middle and west lot (lot line elimination) and looking at building coverage, compatible development variance.
 - Would the remaining lot retain coverage? What are the transportation concerns? Is there a possibility for relief for the 3rd lot, even if it is not landmarked?
- **Next Steps**
 - Further discussion regarding options listed above
 - Schedule a site visit for the Landmarks Board and Historic Boulder members
 - Schedule a meeting with planning staff to discuss benefits, implications, and process of a lot line elimination.